

CITY OF MAYWOOD

LAND USE ELEMENT

Adopted: November 23, 1993

SECTION 2 LAND USE ELEMENT

2.1 INTRODUCTION

2.1.1 SCOPE OF ELEMENT

The land use element designates the placement and distribution of future development to permit orderly growth and development in the community. The element establishes future land use patterns and specifies the appropriate density and intensity of development. Basic policies that relate to land use are identified and will serve as a guide for day-to-day operational decisions made by city staff. In addition, the land use element provides an overall design framework for the city.

The Maywood land use element, together with the supporting land use element background report, fulfills the requirements of the State Planning Act and the regulations in Section 65530 et seq. of the government code of the State of California. Section 65302(a) of the government code states that the land use element must contain the following:

- A design of the proposed general location, distribution, and extent of land uses, including land for housing, business, industry, open space, agriculture, natural resources, recreation, public facilities, and other categories of land use.
- A statement concerning the standards of population density and building intensity recommended in those areas covered by this plan.
- The identification of land uses in those areas subject to flooding.

The land use element is the central element of the General Plan and the goals and policies it contains have a common link to the other elements.

The land use element should, wherever appropriate, rely on maps and diagrams to identify the patterns of land use the community seeks to establish through the element. The General Plan guidelines state that the land use element should:

- Promote a balanced and functional mix of land uses consistent with community values
- Guide public and private investments
- Reflect the opportunities and constraints affecting land use identified in other elements of the General Plan

- Reduce the loss of life, injury, damage to property, and economic and social dislocation resulting from flooding.

2.1.2 ISSUES

The City of Maywood is completely developed with the general location and distribution of land uses having been previously determined. The city is bounded on all sides by mature urban development administered by independent municipalities; therefore, changes to the city's incorporated boundaries are not anticipated. Additional growth within the city will be determined by the conversion or replacement of existing uses. The goals and policies of this element are concerned with the proposals for land use during the planning period of this plan which is approximately 10 to 20 years.

The land use element is sensitive to the following issues considered in the formulation of the land use plan and policies:

- Residential land uses occupy approximately 59 percent of Maywood's total land area.
- In 1988, approximately 47 percent of the total housing units were single-family and 53 percent were multi-family units.
- Under existing zoning designations, the remaining single-family housing could develop to higher densities though this growth would severely constrain supporting infrastructure, roadways, and public services.
- Commercial land uses account for approximately 5 percent of Maywood's total land area and they are concentrated along the two major arterials that traverse the city.
- Industrial land uses in the city are located on the western, northwestern, and southeastern areas, comprising approximately 6 percent of the city's total land area.
- In comparing the distribution of land uses within Maywood to other cities in the region, the city has a greater than average percentage of land devoted to residential uses and less than average proportion of industrial land uses.
- The City of Maywood maintains a redevelopment agency that has been active in the revitalization of selected industrial, commercial, and residential areas of the city. These redevelopment efforts could be expanded to include other areas.
- The west side of Maywood Avenue has been designated for revitalization according to the redevelopment agency. This area includes a mixture of older multi-family units and new industrial development.

- The Slauson Avenue and Atlantic Boulevard intersection is currently in the process of economic revitalization, and rehabilitation of commercial land uses. Other sections of the commercial strips exhibit signs of neglect and under-utilization which contribute to blight in certain areas of the city.

2.1.3 LAND USE POLICY

State law (Section 65302[a]) requires the land use element to "designate the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space (including agriculture), natural resources, recreation and enjoyment of scenic beauty, education, public buildings and grounds, solid waste disposal facilities, and other categories of public and private land use." Land use policy is generally depicted through a map that spatially represents the city's land use policy. The City of Maywood land use policy map (Exhibit 2-1) meets state requirements concerning the land use element of the General Plan.

The State Office of Planning and Research has prepared the General Plan Guidelines to assist and guide local agencies in the development of their general plans. The General Plan Guidelines provide some guidance in the level of detail that is required for the General Plan land use map. The guidelines state:

"As a general rule, the combination of the diagram or diagrams and the text should be detailed enough so that the users of the plan -- staff, elected and appointed officials, property owners, and citizens -- can reach the general conclusion on the appropriate use of any parcel of land."

The Maywood land use policy map designates appropriate land use for every parcel in the city. Since Maywood is a mature city, the land use designations have not been drastically altered from the former land use policy map. The land use designations for some parcels provide a more practical use of the land in relation to the existing use and to future needs of the community.

Since the General Plan serves as the foremost guide for future development, all other documents referring to land use development are subordinate to the General Plan. Implementation measures, such as zoning ordinance, must be consistent with the General Plan land use map. In instances where inconsistencies between the zoning map and the General Plan map arise, these inconsistencies must be resolved.

Land use policy is based on the community's desires concerning location and intensity of future land uses in the city. The goals and policies provided in this element assist the staff and decision-makers in the development of future land uses. The land use policy map and the goals and policies together consider a range of programs, and including redevelopment projects, that serve as additional implementation measures. Certain areas have been targeted for future redevelopment/revitalization efforts. The land use policy map depicts the

The United States and Atlantic Canada have been working together for many years to improve the quality of life in the region. This is a long-term process and it will take many years to see the results of our efforts. We are committed to working together to create a better future for all.

THE FUTURE OF THE NORTH

The future of the North is a topic that has been discussed for many years. It is a topic that is of great importance to the people of the North. We must work together to create a better future for all. We must work together to create a future that is based on respect, dignity, and equality. We must work together to create a future that is based on the values of the North. We must work together to create a future that is based on the values of the people of the North.

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location of the land use designations described in Section 2.4 of the land use element.

2.2 GOALS AND POLICIES

2.2.1 ISSUE: RESIDENTIAL DEVELOPMENT

The following goal and supporting policies are concerned with ensuring that existing residential neighborhoods are preserved and new residential development is compatible with the community.

GOAL 1: Preserve and enhance the quality and livability of the city's residential neighborhoods emphasizing safety, convenience, quiet, and attractiveness.

Policies

- 1.1 Prevent the intrusion of incompatible or conflicting land uses into residential zoned neighborhoods.
- 1.2 Residential densities should not be increased without an in-depth examination of the city's overcrowded conditions.
- 1.3 Residential densities must relate to lot size in order to permit proper site planning for safety, parking, privacy, and open space requirements.
- 1.4 Require developers of higher density multiple-family projects to provide adequate street and parking facilities to accommodate the increased traffic and population caused by their developments.
- 1.5 Encourage conservation and rehabilitation programs aimed at improving and maintaining the quality of the existing housing stock in the city.
- 1.6 Review of proposals for residential development should include an evaluation of sewer capacity and condition and availability of water supply, and other types of infrastructure.
- 1.7 Preserve the lower density residential densities by limiting the intensity of development in new projects to those standards indicated in the General Plan and require additional open space in new development.
- 1.8 Require new residential developments to provide sufficient off-street parking and require additional off-street visitor parking.

- 1.9 Prohibit the intrusion of non-compatible uses between commercial and residential uses.
- 1.10 Require all new residential development to be constructed to high quality standards.

2.2.2 ISSUE: QUALITY RESIDENTIAL DEVELOPMENT

The following goal and policies underscore the need for continued code enforcement while upgrading the standards for new development.

GOAL 2: Promote neighborhood stability by preventing deterioration of the city's existing housing stock and encourage higher standards of quality for new residential development.

Policies

- 2.1 Prevent deterioration of the city's existing housing stock through code enforcement and encourage higher standards of quality for new residential development.
- 2.2 Reduce overcrowding of existing housing units.
- 2.3 Increase development standards for multi-residential housing projects and ensure the existing structures are maintained according to city standards.
- 2.4 Establish an ordinance to control walls, fences, and hedges which will govern their design and establish guidelines for maintenance.
- 2.5 Increase parking standards.

2.2.3 ISSUE: LAND USES AND DEVELOPMENT THAT ARE SENSITIVE TO THE ENVIRONMENT

The community has expressed a desire to maintain current population and development densities. Even with a successful halt in the trends toward increased densities, the city will still be one of the most densely populated cities in the region. The following policies promote planning efforts to ensure that future development is sensitive to both the community desires and the environment.

GOAL 3: Maintain the overall lower density nature of the community in order to conserve limited city resources, to minimize traffic congestion, and to maintain adequate public services and facilities, such as police, fire, water, power, etc.

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Policies

- 3.1 Strive to maintain levels of urban services and improvements, such as schools, parks, utilities, and street facilities are commensurate with residential densities and recommended standards.
- 3.2 Encourage a variety of housing arrangements and densities appropriately located and designed in relation to circulation, community facilities, aesthetics, and the existing nature of the residential area.
- 3.3 Provide a variety of residential development opportunities in Maywood, ranging from single and multi-family uses in the R-3 zone, and higher density housing in residential Specialty and Mixed Use target areas, in accordance with the RHNA.
- 3.4 Develop a no conflict of interest Design Review Board to review future residential projects in the city.
- 3.5 Establish new mini parks in the designated areas and expand youth activities and programs.

2.2.4 ISSUE: COMMERCIAL USES

Commercial development will continue to be an important source of revenue in the city. The following policies build upon past successful efforts undertaken by the redevelopment agency revitalizing key commercial districts in the city.

GOAL 4: Encourage and promote the development and maintenance of commercial facilities offering an appropriate range of goods and services for the city's population.

Policies

- 4.1 Provide for a wide range of facilities offering an appropriate range of commercial goods and services for the city's residents.
- 4.2 Strengthen the city's economic and tax base by attracting those types of businesses that will be the most beneficial to the community.
- 4.3 Promote uses that function most effectively as highway commercial with special consideration given for the commercial districts along Slauson Avenue and Atlantic Boulevard.
- 4.4 Encourage commercial uses to be designed so as to contribute to the identity of the community.

- 4.5 Encourage the redevelopment of older commercial structures and the revitalization of under-utilized parcels.
- 4.6 Encourage the development of day care centers, movie theaters, and additional retail stores.
- 4.7 Review retail applicant's requests for permits based upon appropriate need and quality for the city, as well as location and building site.
- 4.8 Consider controlling commercial developments by requiring new development to prepare a retail needs assessment study.
- 4.9 Provide for and encourage the development of a wide range of retailing uses, including supply and service stores.

2.2.5 ISSUE: ORDERLY AND ATTRACTIVE DEVELOPMENT IN THE COMMERCIAL DISTRICTS

The following policies emphasize the importance of ensuring that the commercial districts are attractive and well maintained. A blighted area can lead to further blight in adjacent commercial areas and negatively impact nearby residential neighborhoods.

GOAL 5: Promote the orderly development of the city's commercial areas with due regard to matters of proper location, attractive appearance, adequate off-street parking, and safe and efficient access.

Policies

- 5.1 Encourage retail businesses to concentrate in centralized clusters to take advantage of one-stop shopping, separation of pedestrian and vehicular traffic, adequate off-street parking, and attractive site design.
- 5.2 Promote the orderly development of the city's commercial areas with proper consideration given to location, design appearance, parking, and safe and efficient access.
- 5.3 Develop and implement landscape standards for existing and new commercial development.
- 5.4 Develop and implement parking standards for existing and new commercial development.
- 5.5 Examine ways off-street parking could be provided to assist businesses along Slauson and Atlantic that lack adequate onsite parking.



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